

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

Minutes

5:00 pm- Monday, July 18, 2022

Council Chambers - Oconee County Administrative Complex

Members

Gary Gaulin

Mike Johnson

David Nix

Frankie Pearson

Mike Smith

Alex Vassey

Pat Williams (Absent)

Staff Present

James Coley, Planning Director

Elise Dunaway, Assistant to Planning & Codes

Media Present – None

1. Call to order – Mr. Pearson called meeting to order at 5:00 PM.
Mr. Pearson motioned to amend the agenda to remove building moratorium off the agenda until all members are present; seconded by Mr. Gaulin. Approved 5/1. Mr. Smith opposed.
2. Invocation was led by Mr. Nix.
3. Pledge of Allegiance was led by Mr. Johnson.
4. Approval of minutes from July 7, 2022 – Mr. Pearson made a motion to approve the minutes; seconded by Mr. Nix. Approved unanimously 6/0.
5. Public comment (non-agenda items): None
6. Commission member comments
Mr. Pearson mentioned the building moratorium item will be put on the August 1 agenda due to Mr. Williams absence.
Mr. Smith said a moratorium would require a lot of activity using a professional facilitator and including multiple stakeholders. Revised ordinances have to be completed at the end of the moratorium or it will be ineffective.
7. Staff comments: None
8. Subdivision applications
Mr. Coley mentioned the Soil & Water Conservation District requested information be added to the back-up material.

Garrison Rd. Subdivision – Mr. Johnson asked if Oconee County requirements are similar or different compared to City of Seneca due to how close the subdivision is to City of Seneca. Discussion followed.

9. Hwy 123- Revision to Sec.32-222 Preliminary plan and supporting data (former Curb Cut/ Aux. Lane Subcommittee)
 - a. Public Comment: None
 - b. Discussion/Vote:

Mr. Smith made a motion that the curb cut proposal be approved as presented and then it be forwarded to the county attorney for his comments and suggestions if only minimal suggestions it be revised and forwarded to the appropriate committee for their consideration. Seconded by Mr. Gaulin. Approved 5/1. Mr. Nix opposed.

10. Subdivision subcommittee – Development Standards
 - a. Public comment: None
 - b. Discussion/Vote:

Mr. Pearson commented that the members need to give the subcommittee some direction on where they should start their research. Discussion followed about types of housing and costs. Mr. Smith mentioned this topic had been well covered in last year’s letter to the county council about housing and asked that it be included in the back-up material for next meeting.

11. Commercial Junkyards
 - a. Public comment: None
 - b. Discussion/Vote:

Mr. Smith asked are the current junkyards in the county going to be grandfathered in or are citizens going to be given a time limit in order to comply with the agreed upon ordinance and find grants to help the citizens out. Discussion followed.

12. Adjourn – The meeting was unanimously adjourned at 5:45pm.